



Each office independently owned and operated

FOR LEASE | LAND

LAND LEASE E ANAMOSA ST

2.55A E ANAMOSA STREET, RAPID CITY, SD 57701

RE/MAX ADVANTAGE

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

OLIVIERREALESTATE.COM



FOR MORE
INFORMATION
CONTACT:

RANDY OLIVIER, CCIM

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

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PROPERTY DESCRIPTION

High visibility, high traffic commercial corner lot on the NW corner of E North and E Anamosa available for lease! This lot is just South of the Rushmore Crossing outdoor mall, East of Walmart, and West of Menards, and is one of the busiest corridors in Rapid City and Western South Dakota! The Walmart and Menards are two of the busiest stores in the country and the E Anamosa extension to Elk Vale Road (Truck Bypass) will bring even more traffic into the area! The land lease is \$2/sf per year with a minimum 10-year lease. Owner would also consider a build to suit and lease-back.

PROPERTY HIGHLIGHTS

- E Anamosa extension to Elk Vale road will increase traffic
- High traffic corridor
- Owner will consider a build to suit and lease-back offer

OFFERING SUMMARY

Lease Rate:	\$2.00 SF/yr (Ground)
Available SF:	111,078 SF
Lot Size:	2.55 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,646	6,511	16,256
Total Population	3,952	14,728	37,727
Average HH Income	\$37,659	\$39,268	\$50,233



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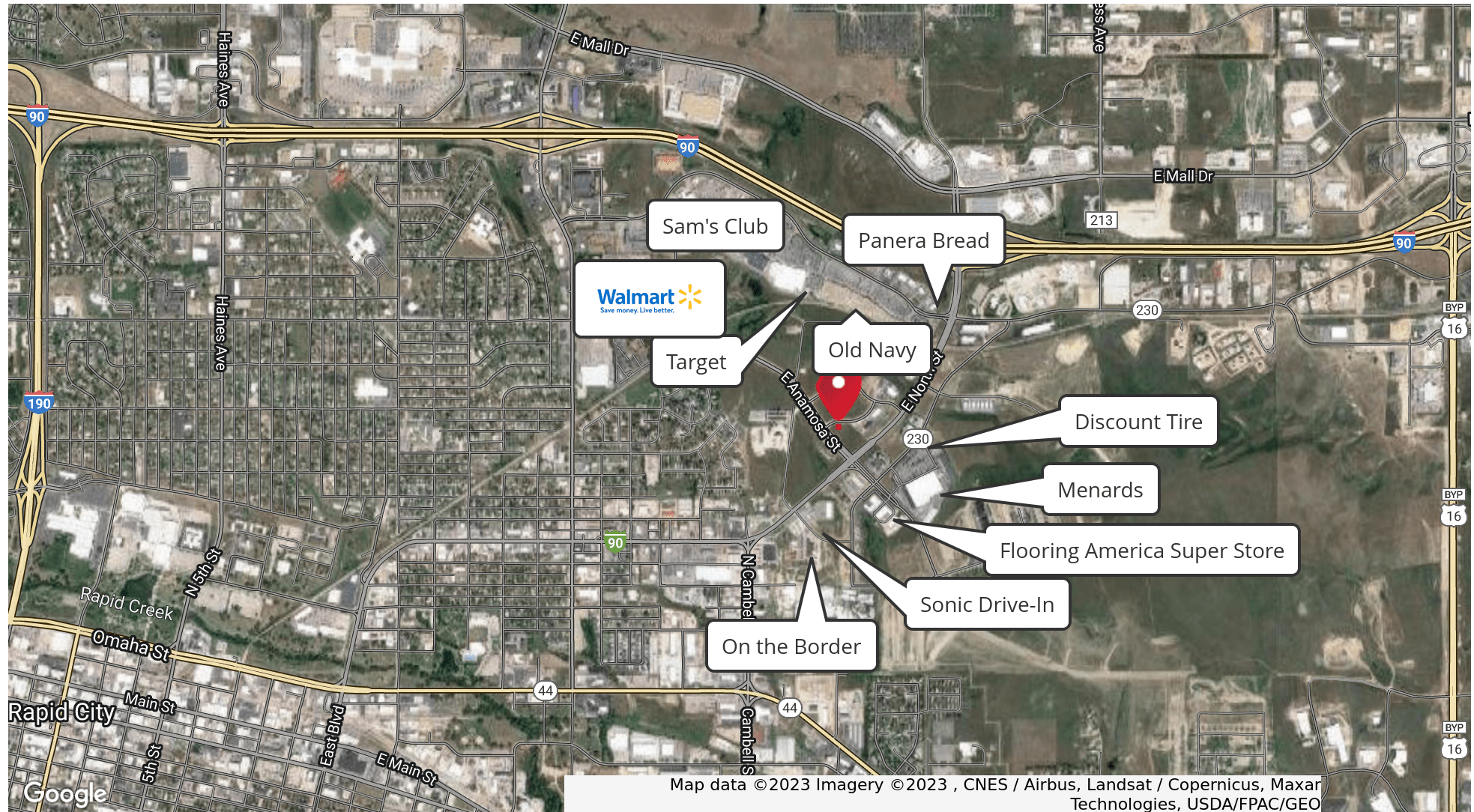
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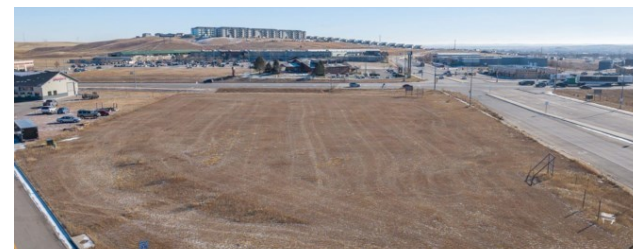
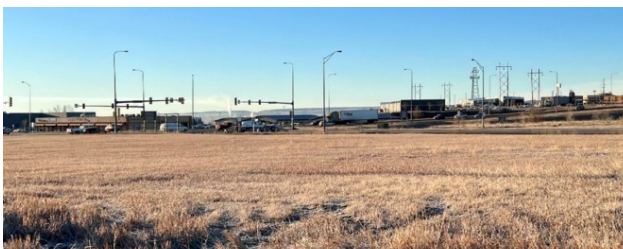
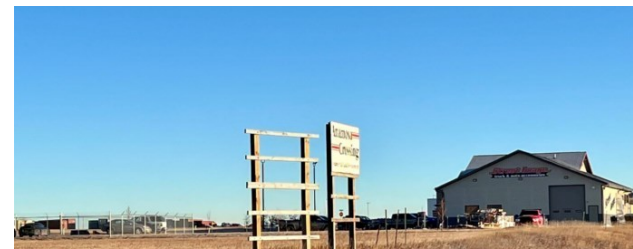
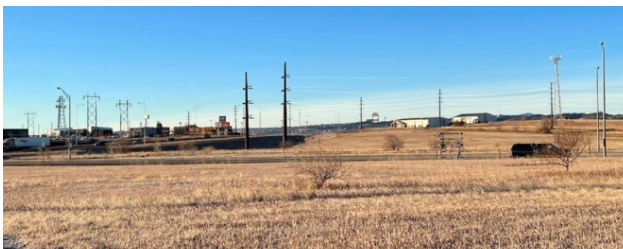
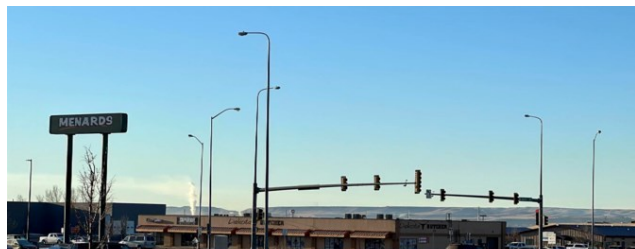
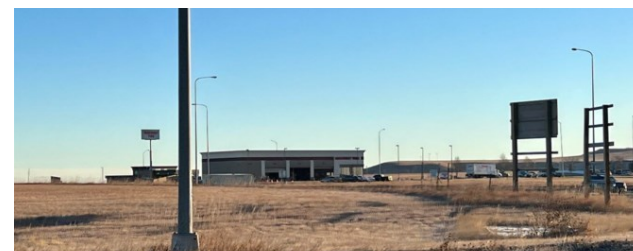
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ADDITIONAL PHOTOS

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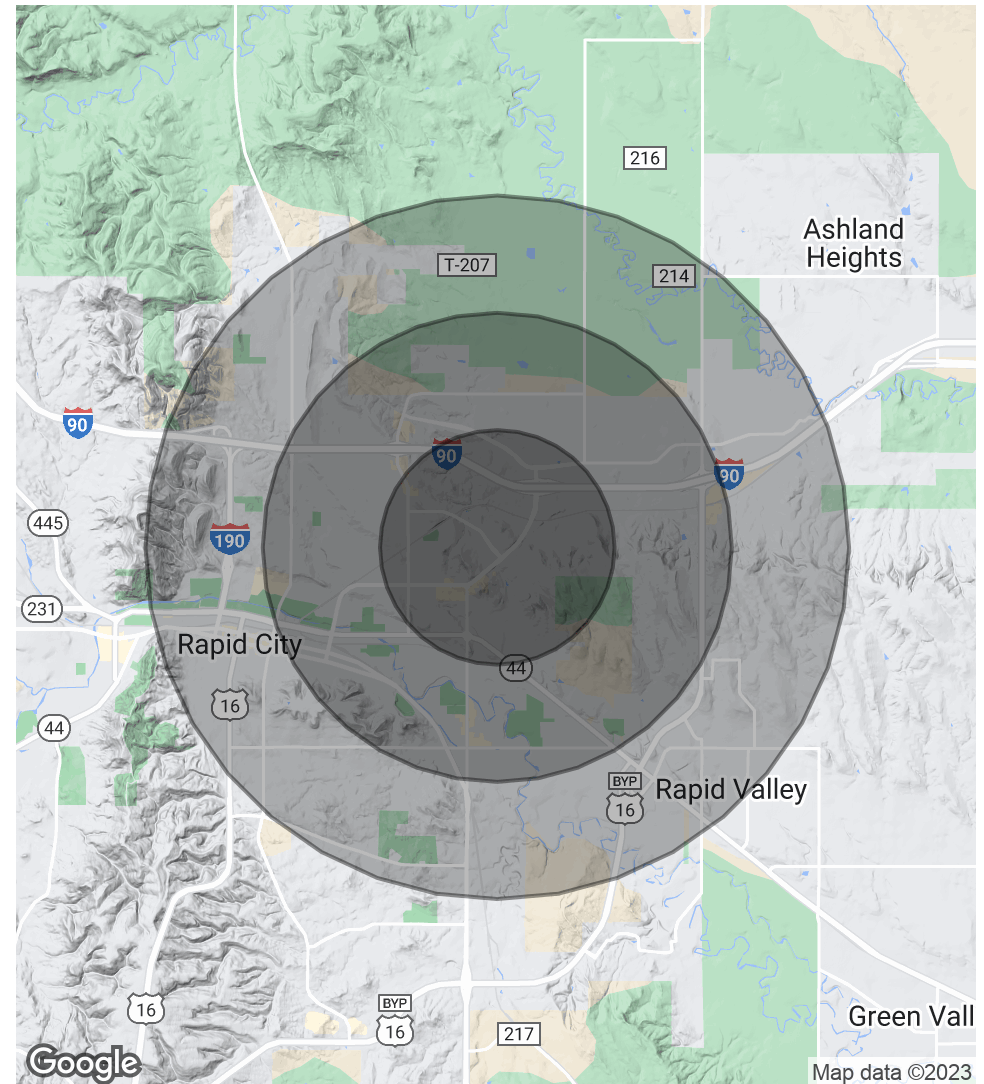
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,952	14,728	37,727
Average Age	34.4	32.6	35.5
Average Age (Male)	30.5	29.8	33.3
Average Age (Female)	38.3	34.6	38.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,646	6,511	16,256
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$37,659	\$39,268	\$50,233
Average House Value	\$111,788	\$118,744	\$141,792

* Demographic data derived from 2020 ACS - US Census



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